

**CITY PLANNING BOARD**

**Springfield, Ohio**

**Monday, October 12, 2020**

**7:00 P.M.**

**Virtual Meeting**

**Meeting Minutes**

**(Summary Format)**

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS Ms. Kathryn Lewis-Campbell, Ms. Amanda Fleming, Mr. Alex Wendt, Mr. Jack Spencer, and Ms. Charlene Roberge.

MEMBERS ABSENT: Mr. Charles Harris, Mr. James Smith and Ms. Trisha George.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

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**SUBJECT: Meeting minutes approval – September 9, 2020**

Ms. Roberge asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Mr. Spencer.

The minutes were approved by voice vote.

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**Case # 20-RW-03 Right of Way Vacation Request to vacate the first alley north of E High Street from Fostoria Avenue East to the intersecting North-South alley.**

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any complaints.

Mr. Thompson stated there were no complaints.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant or the applicants agent wished to speak. Hearing none, Ms. Roberge asked for a motion.

**MOTION:** Motion by Mr. Wendt to approve Case # 20-RW-03 Right of Way Vacation Request to vacate the first alley north of E High Street from Fostoria Avenue East to the intersecting North-South alley. Seconded by Ms. Fleming.

**YEAS: Ms. Lewis-Campbell, Mr. Wendt, Ms. Fleming, Mr. Spencer and Ms. Roberge.**

**NAYS: None.**

**Motion approved.**

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**Case # 20-Z-07 Rezoning Request from Dion James to rezone 120, 122, & 126 N Bell Ave from RS-5, Low-Density, Single-Family Residence District and CC-2, Community Commercial District to CI-1, Intensive Commercial District.**

Mr. Thompson gave the staff report.

Ms. Roberge questioned who owns the surrounding houses.

Mr. Thompson stated he was unsure who owned the surrounding houses but did not here from anyone in the surrounding areas.

Ms. Roberge asked if there would be an automotive business.

Mr. Thompson stated that was correct. The property owner wished to expand his business and planned to make a parking lot of the sewer line.

Ms. Fleming questioned if the property owner planned to remove the green space and trees and replace with concrete.

Mr. Thompson explained the property owner was unable to put a structure on the property because of the sewer line. The property owner planned to expand the parking area but had not submitted plans yet.

Ms. Roberge asked if the board should be concerned about the properties surrounding the areas with a noise ordinance.

Mr. Thompson explained one staff comment, the applicant would be required to screen everything for the residential to the south and the east. Mr. Thompson stated as far as the noise ordinance, there are no specifics in zoning. Mr. Thompson explained there is a general noise ordinance that covers everything from music to industrial operations. Mr. Thompson explained there's a manufacturing use to the west and stated he couldn't see an automotive use being louder than what's going on to the west. Mr. Thompson stated he did not receive any concerns regarding the case.

Mr. Spencer questioned if the applicant wanted to expand for automotive detailing.

Mr. Thompson stated that was correct.

Ms. Fleming stated her concerns were the amount of automotive business throughout the town that turn into dump zones.

Mr. Wendt asking what the uses would be for re-zoning.

Mr. Thompson explained some of the principal uses permitted out right would be automobile and truck oriented uses, contractor, pre-assembly yard, equipment rental, hardware store, lumber yard, office, repair shop, restaurant storage and personal service establishments.

Ms. Roberge explained the applicant already established a business here.

Mr. Thompson explained in the code it is distinguished between automotive repair and strict salvage yard operation that takes in junk vehicles.

Mr. Wendt explained he doesn't have any objections due to the fact there will be screening, he's established a business and there were no complaints from surrounding neighbors.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

**MOTION:** Motion by Mr. Wendt to approve Case # 20-Z-07 Rezoning Request from Dion James to rezone 120, 122, & 126 N Bell Ave from RS-5, Low-Density, Single-Family Residence District and CC-2, Community Commercial District to CI-1, Intensive Commercial District. Seconded by Mr. Spencer.

**YEAS:** Ms. Lewis-Campbell, Mr. Wendt, Ms. Fleming, Mr. Spencer and Ms. Roberge.

**NAYS:** None.

**Motion approved.**

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**SUBJECT:** Board Comments.

Mr. Harris and Ms. George showed up during the meeting.

**SUBJECT:** Staff Comments.

**None.**

**SUBJECT:** Adjournment

Motion to adjourn by Ms. Fleming. Seconded by Ms. Lewis-Campbell.

Approved by voice vote. Adjourned at 7:28 P.M.

<i>Charlene Roberge</i>	dotloop verified 02/26/21 1:45 PM EST ZSIE-0SHD-PNOE-P1DH
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Ms. Charlene Roberge, Chair.

Mr. Jack Spencer, Vice-Chairperson.